VOLUME OF HOUSE BUILDING GREATER

Have Passed Its Darkest Hour; Late Realty News.

Building construction has turned the Dow Service Daily Building Reports. The reasons for this conclusion are oased upon the changed tone of letters of instruction and policy sent out to sales representatives by large building material manufacturers, also upon a turn in volume from commercial to housing construction and the growing consciousness on the part of prospective building investors that basic building material prices have reached shrinking limits under existing producing costs.

costs.

Probably the last notable price reduction for this year in the basic building material list is the current one of 40 cents a barrel in dealers' prices in Portland cement, delivered on the job, New York, with the usual 25 cents a bag rebate to the consumer for the empty cotton sacks in good condition. At four bags to a barrel, this makes the net cost of cement to the builder \$8.10. The price to the consumer in 1919, with a 15 cent bag rebate, was \$3.25. Common brick at wholesale sells to day at \$16 a thousand for least expensive grades, which is only \$1 a thousand more than they were selling for

These are symbols reflecting the extent of the basic building material price drops since the 1921 price peak was reached last autumn. Some materials have dropped proportionately more. Yellow pine in sizes used for house construction, for example, has dropped in the wholesale market to a point to within 19 per cent. of pre-war levels.

Investors looking into the 1921 market

eighth floor in the new building being the screed at the southwest corner of Washington to the southwest corner of Washington to the southwest corner of Washington the southwest corner of Washington

lovestors looking into the 1921 market sensed the fact that the spring building season is only four weeks away, bringing with it an overwhelming potential demand for building supplies. Financial interests are conscious of concentrated public gaze in their direction to see whether they will help the housing situation without a legislative spiir. Building material and contracting interests have already shown a disposition to insist upon the completion of the building investigation unless the cost of building materials and of the greater efficiency of labor which regults in a reduction in the cost of building materials and of the greater efficiency of labor which regults in a reduction in the cost of building materials have already dropped more than 40 per cential less than aix months.

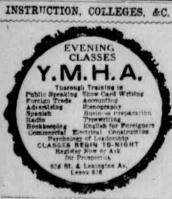
Without cheaper building money there can be no hope of a continuance of building materials into points below the 1915 level is so remote to be negligible.

Many Mula Are Still Idle.

Deal on West Fourteenth Street.

Westchester Board to Dine. The Westchesiar County Realty Board will give its annual dinner in the Hotel Astor on Thursday evening, March 10.

BROOKLYN TRANSACTIONS. Howard C. Pyle & Co. have leased the following stores on Flatbush avenue: No. 1027 to Steiner's, Inc.; with John Rels Company No. 1029 to Jack's shoe store; with the Davenport Realty Company No. 1031 to Harry Schwartz, dry goods: No. 1033 to the La Belle Millinery Shop, No. 1035 to the Modern Gas and Electric Appliance Company.



PRATT School. 6: West 45th Street.
Secretarial training; individual HOTEL LUCERNE, 201 West 79th St. instruction. Write for Catalog. HOTEL WILLARD, 7eth st. & West End av.

J. P. DAY OFFERS MANY PARCELS AT AUCTION

sale on February 9 in the Vesey Street Exchange Salesroom 164 West 121st street, a three story house, 15x100.11. On Construction Industry Said to February 15 will be offered at fore-Sixty-first struct, 19x100.5, George L.

On February 16 will be offered 23-27 Prog Building construction has turned the Second avenue, a one story theatre, 50x neta sellier point of its carkest depression, according to interpretations of underlying ing to interpretations of underlying Fortieth street, a four story building,

33.4x88.9.

Three foreclosure sales will be held by Mr. Day on February 18, including 250 West Fifty-first street, a five story building, 37x100, situated 100 feet east of Eighth avenue and 14 East 123d street, a five story building, 30x89.11, 240 feet east of Fifth avenue. The last property to be offered will consist of the four and one-half story building, 24.7x95, at 162 Madison avenue, between Thirty-second and Thirty-third streets.

Garment Center Realty Company the

Deal on West Fourteenth Street.

The four story business building at 54 West Fourteenth street, 25x103.3, has been sold by George E. Apfelbaum, broker, at a reported price of \$150,000. Sadie Smith of Far Rockaway is the owner of record.

Deals Revealed in Transfers.

Nathan Peck, trustee, sold to the Elmarle Corporation the five story apartment at 309 West 101st street, 25x 100.11.

David Stevenson Brewing Company sold to James Tighe 1755 Third avenue, southeast corner of Ninety-eighth street, a five story tenement with stores, 25.9x

Tacony and the Merritt wrecking steamer Resolute were sent to tow her in.

The British freighter City of Auckborner of the Grand Concourse and 167th street, 102x150, by Hyman Berman, to street, 102x150, feet from Fordham road, and to cost \$150,000. He also has plans in progress for one-story stores to New York, in the fog sixty miles south of Sandy Hook, Both ships were able to proceed to port under their own power. The Botheiridge anchored in the bay.

The William T. Keogh Amusement Company is having plans prepared by CHICAGO CAB FARE REDUCED.

A five story tenement with stores, 25.9x S3.9.

Mary Ullman sold to Mellech Horowitz the four story tenement at 266 Seventh street, 22.8x90.10.

Edward J. Hearty sold to Frederick Pfletschinger the three story dwelling.

Edward J. Hearty sold to Frederick
Pfletschinger the three story dwelling
at 2688 Broadway, 16.11x78, near 152d
street.
The Washington Heights Universalist
Church sold to Jerome Lang the two
story dwellings at 555 and 557 West
182d street, 50x79.9.

James H. Cruikshank resold to Franis A Williams the three story dwelling.
The Keystone Tire and Rubber Company has plans drawn by Frank Sutton,
architect, for a two-story mill building
to be put up at the orner of Bailey
avenue and 192d street.

NEWARK TRANSACTIONS.

The residence, 34x170, at 1016-1018

James H. Cruikshank resold to Francis A. Williams the three story dwelling at 50 West 130th street, 25x98.11.

Dinner of Bronx Board of Trade.

The twenty-seventh annual dinner of the Bronx Board of Trade will be held on Thursday, February 24, at 7:30 o'clock, in the Hotel Astor. Members of the dinner committee are: Albert Goldman, chairman; August F. Schwarzler, John B. Elsey, Maurice Muller, John Kadel, Adoiph G. Hupfel, Jr.; Charles Schneider, William H. Bolton, Alfred T. Darling, Philip J. Schneider and Charles Klesling.

Hotel Bretton Mall

Broadway, 85th to 86th St.

NEW YORK
Subway Station at 86th Street Cor.
Elevated Station Two Blocks - 86th St
Largest and Most Attractice Middown Hotel,
Cancenien to All Shaps and
Theatres.

Exceptionally large, quiet rooms with bath and spacious closets, giving all the comforts and advantages of the best N. Y. city hotels at reasonable rates.

Town House Central Park West and 67th St. Large Enough to Maintain Every Service.

Small Enough to Be Exclusive,
Transient and Permanent Rooms
Single and En Suite,
Excellent Cuisine a la Carte,
Louis J. Rousselot, Manager

THE CAMBRIDGE

SO WEST ONTH ST.
NEW APARTMENT DITEL.
INTERPRET STITES.

† 1000MS A 124 M. \$1.500 (F.
1000MS ANTH \$1.500 (F.
1100MS A 124 M. \$1.500 (F.
1100MS A 124 M. \$1.500 (F. E. H. CHATHLON.

SHIPPING NEWS.

(CONTINUED FROM PAGE 6.)

5th, strs Luciline (Br), Brest in Volunteer (Br), St Thomas; 6th (Ital), Trieste; Lordship Manor PORT ARTHUR, Tex. Feb 5-Arrived, str

PORTLAND, describes, ce (Fr), Marselles, Salide 6th, str Bristot, Norfolk, SAN FRANCISCO, Cal. Feb 5-Arrived, str SAN FRANCISCO, Cal. Feb 5-Arrived, as the street of Baltimore (not at Savannah, as

asit.

alled 4th, str West Cayote, United Kingn via Tacoma.

AVANNAH, Ga. Feb 6—Arrived, str City
Savannah, New York.

alled 4th, bark Alexander Lawrence
ant, Garston. Fla, Feb 6-Sailed, str Charles E.

of basic building materials diverping to possibility of points below the 1919 level is so remote as to be negligible.

Many Mills Are Still Idle.

Manufacturers will not lay up large inventories only to pay taxes upon them if the building market is not financed so as to absorb them in reasonable degree. Mills are still closed. They should be operating at this time if anything like building material price stability is to prevail next autumn, when the full pressure for building material and supplies will be felt.

Already sales representatives are receiving instructions of a different tone from those received for the last half year. This is the language of a typical one:

"On purchases made after this date the prices given are guaranteed against further reduction on any stock on hand or delivered up to June 30, 1821."

Vast building material mergers are in contemplation. One in the cement field has been consummated. In times like these they symbolize the sustenance of factors which need strengthenism in time of a long continued familine.

BRONN BUILDING NOTES. niles east of Fire Island she sent a MONEY TO LOAN AND WANTED Tacony and the Merritt wrecking

CHICAGO, Feb. 6 .- The largest taxical company in the city to-day announced a reduction of 25 per cent. in its initial charge for service. Fares will be 30 cents for the first half mile and 20 cents for each additional mile.

David Stewart City 1 East 42d EDWARD J. HOGAN. Woolworth Building.

> RESORTS. Atlantic City.

Chrotel Dennie An American Plan Hotel of Distinction and Real Comfort
FIREPROOF GARAGE.
GAPACITY 400. Walter I. Bumby

ROYAL PALACE

HOTELECOTTAGES

on the Beach. Cap.600

CONVENIENT TO ALL AMUSEMENTS

SEBARAS DIET KITCHEN Orchests
Family Patronage Invited

L. HANSTEIN LIMAN J. WATROUS

FROM LANGUE

FROM

HOTEL **CHELSEA**

Can Atlantic City its the

Pluma in the Court of Lakewood, N. J.



overlooking Lake Carasaljo seback Ridge. Mororing Pic Walks, Music. Private Ga Walks. Music. Privaté Garage.
New Electro-hydrotherapy Bath system
FRANK F. SHUTE. Managic
Branch Office of GEO. A. HUHN & SONS
Membara New York Stock Exchange ART SALES.

NOW ON EXHIBITION IN SILO'S "ANNEX"

44th & 45th Sts.

ESTATE SALE OF MODERN & ANTIQUE **FURNITURE**

Bedroom suites, comfortable overstuffed Chairs and Couches for the Liv-ing Room, Odd Tables, Commodes, Consoles, etc., also Oriental & Domestic Rugs & Carpets.

AT UNRESTRICTED PUBLIC AUCTION Thursday, Friday & Saturday, Feb. 10, 11 & 12, at 2 P. M. Each Day.

By Smith's Knickerbocker Sales Rooms, Inc. 825 Seventh Ave., at 53d St. Phones Circle, 3614-3615. C. E. SMITH, Auctioneer.

This Monday at 2 o'clock

ALSO TUESDAY AND WEDNESDAY, THE IMMENSE STOCK OF HIGH GRADE PERIOD Furniture, Carpets, Rugs,

FOR EVERY BRANCH OF THE HOME. LENNON & CO.

153-155-157 W. 23d St.

PRIOR TO REMOVAL TO THEIR NEW HOWROOMS, 13-15 WEST STIM ST., AS X NEW STOCK MUST BE SHOWN AT HE NEW WAREROOMS. GOODS AUST BE REMOVED BY FEB. ITH, AS CONTRACTOR TAKES POSSES-ION FOR ALTERATIONS

SALES AT AUCTION.

PUBLIC AUCTION SALE, To-day, Monday, at 11 A. M., at 120 West 23d St., extra Large Collection

Modern Household Appointments,

Complete Suites and Odd Pieces

Rugs and Carpets, Bric-a-Brac, Pictures, Linens, Portieres, &c. Dealers and Private Parties Don't miss this Opportunity. KRITZER'S AUCTION ROOMS, INC. APTHUR II. KRITZER, Auctioneer

ON BOND AND MORTGAGE.

MORTGAGE MONEY

NEW APARTMENT HOUSES Prefer

Quick answer and low charges

SLAWSON & HOBBS

CITY REAL ESTATE. David Stewart City and Westchester Real Estate.

REAL ESTATE-OUT OF CITY. Long Island-Sale or Rent.

Houses Along the Great South Bay. JEREMIAH ROBBINS, Babylon, L. I. Tel. 22. New Jersey-Sale or Reat.

Englewedd and Vicinity-Real Estate. WEATHERBY & CO., Englewood, N. A. SUMMIT Houses, Farms, Estates, Thomp FACTORIES FOR SALE OR RENT.

Factories Everywhere.

BUSINESS PLACES TO LET. Above 14th St. to 39th St. (Inclusive). East River to North River.

> =FOR RENT== MAGNIFICENT SHOWROOM

Adaptable for Display of Rugs, Carpets, Furniture, Draperies, Chandeliers, Art Dealers

First Floor, 16 ft. skylight ceiling NEW OFFICE BUILDING. Immediate Occupancy Earlington Building, 51 W. 27th (Bet. B'way & 6 Av.)

TO LEASE 125-7 5TH AVE. Business ADAMS 170-5 TAVE Property & CO-109 Grancy 154

Borough of Brooklyn FACTORY BUILDING FOR RENT.

10 PENN ST., BROOKLYN.

BUSINESS PLACES TO LET.



BUSINESS PLACES TO LET.

COLUMBIA TRUST BUILDING N. W. COR. 34th ST. & FIFTH AVE. AMERICA'S MOST PROMINENT CORNER A NEW 14-STORY OFFICE BUILDING

IMMEDIATE OCCUPANCY

A FEW REMAINING ENTIRE FLOORS OR UNITS OF 606 sq. ft. 785 sq. ft. 1114 sq. ft. AT REASONABLE RENTALS

APPLY TO

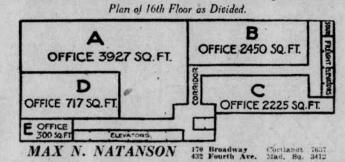
MAX N. NATANSON, Owner BROWN WHEELOCK CO., Inc.

OR YOUR OWN BROKER.

FULL COMMISSION TO BROKERS BOOKLET AND FLOOR PLANS ON APPLICATION

ASHLAND BUILDING 315 4th Ave., S. E. Cor. 24th St.

20 Story Office and Loft Building. Several desirable offices. Immediate possession. Plan of 16th Floor as Divided.



BUSINESS PLACES TO LET. Above 14th St. to 50th St. (Inclusive East River to North River.

NEW 17-STORY PENN. TERMINAL BLDG. ENTIRE BLOCK FRONT 7th Ave., 30th to 31st St. SUNSHINE AND LIGHT ON ALL SIDES OFFICES **FLOORS** Showrooms

CHAIN STORE LOCATIONS SYRACUSE, N. Y. South Salina St., 390 block, 3 story building 40x112, suitable for furniture or woman's

ALBANY, N. Y. North Pearl St. Ex-cellent location and building for furniture, woman's wear or in-BROOKLYN, N. Y. - Fulton St. 100 per

GOODWIN Phone Circle MEMO

Today AN EXCELLENT INVESTMENT shrewd investor will buy lots NOW-while prices are low. The better class undeveloped properties are advertised every day and Sunday in THE NEW YORK HERALD.

APARTMENTS — UNFURNISHED. Above 59th St.-5th Av. to North River.

harperley hall GITH ST. TELEPHONE COLUMBUS 8500.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. STRAIGHT five year mortgage leans; low cost. J. C. HOUGH & CO., 200 Brway.

CITY REAL ESTATE.

REGENT REALTY CO.

33 W. 42d St., or Your Own Broker,
AGENT ON PREMISES.

Borough of Queens.

SPACE to Lease-25,000 square feet, entire second floor; freight elevator, docking faelf-files, adjoining 293 st. ferry; 14 ft. ceiling, sprinkler, steam heat, electric light, electric power, 25 lbs, sq. ft. floor capacity; most destrible for light manufacturing; Time, food, school, loft, separate building, same and interest of the profiles of the second floor food food floors and the ceiling sprinkler, steam heat, electric light, electric power, 25 lbs, sq. ft. floor capacity; most destrible for light manufacturing; Time, food, separate building, same and the profiles of the second floors of the second floors. The food floors of the second floors of the second floors of the second floors of the second floors. Story brick effice building. Since the second floors of the second floors of the second floors of the second floors. The second floors of the second floors of the second floors of the second floors. Story brick effice building. Since the second floors of the second floors of the second floors of the second floors. The second floors of the second floors. Story brick effice building. Since the second floors of the second floors of the second floors of the second floors. The second floors of the second floors of the second floors of the second floors. Story brick effice building floors of developed floors of the second floors of the second floors. Story brick effice building floors of the second floors of the second floors of the second floors of the second floors. Story brick effice building floors of the second floors of th

DOWNTOWN DWELLINGS.

Forecasion May 1: 15th st., between Sh and 5th ava; convenient to subway, "L" and crossterm line: 19 foot four story basement and ellar private houset, 14 rooms; good ofbuilden price \$17,500 each; easy terms.

H. F. KILPATRICK, Owner, 122 Nassau st. EAST attil ST., between Madison and Park avs.—Four stories and basement, 2 baths, good condition; possession at once, W.M. A. WHITE & SONS, 46 Cedar st. Tel. 5706

FIVE STORY single flat, near Mount Morris Park: rents \$3,444; \$18,750; cash \$6,000. MULVIHILL, 110 East 125th. IMMEDIATE possession, dwelling, Madison av. and 120th st.; \$5,000 cash required. MULVIHILL, 110 East 125th st. MULTIHILI. 110 East 125th st.
TISN FAMILY, VOSKVILLE.
5 rooms, bath, each family, cold water, order \$19.000; rent \$2.700; cash required, \$2,000; home fine condition and good location; also here other bargains.
LEMILS. 100 E. SWILLST.

above 59th St,-5th Av. to North River.

DWELLING HOUSE FOR SALE.

145 West 87th; a perfect gen of a three story drolling, ten rooms, twe thied baths, extra maid a toilet; just handsomely decorated, walls painted and panelled, white enamel woodwork throughout, French glass doors, modern plumbing and electric fixures newly installed in or y acant; seen any time price very reasonelle.

157H ST., 255 West, Seven large rooms, bath, steam, hot water. Janitor.

157H ST., 255 West, Seven large rooms, bath, steam, hot water. Janitor.

157H ST., 255 West, Seven large rooms, bath, steam, hot water. Janitor.

157H ST., 257 West, Seven large rooms, bath, steam, hot water. Janitor.

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157H ST., 257 West, Seven large rooms, bath, steam, hot water. Janitor.

157H ST., 257 West, Seven large rooms, bath, steam, hot water first rooms also beforem. Weints Park, one fireplace, two large beforement, the weaking parks bountful closests, lights, lines, maid and Amsterdam avs., 15 rooms, and baths, electricity, parties of price of parks. Seven large rooms, overlooking Central Park, one fireplace, two large before one wents.

168T, 10 West, Seven large, rooms, light, in the state of together, with heat and electric Parks, one fireplace, two large before one, large before rooms, and baths, electricity, surfaced and way; near elevated subway; near elevated subw

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

Total case: \$150 Columns to 119, private 2059, and the Lost and Total Columns to the

CITY REAL ESTATE.

ment. D. C. McMILLAN, 832 St. Mark's av.:

dephone Lafayrtic 4975.

EASTERN PARKWAY section: elegant, full
distory whitestone house, box stoop; excellent condition; I block to subway; will be
soid reasonable. Tel. Lafayette 1900.

AT FLUSHING-WONDERFUL OPPORTU-

REAL ESTATE OUT OF CITY.

Long Island-Sale or Rent.

New York State-Sale or Rent.

YOU WILL SOON HEAR a good deal about Rockland County, HOWARD GOLDSMITH Nyack on the Hudson, N. V.

FOR Sale-16 room house at Savin Rock, all improvements, on water front; corner lot, 90x116 feet; excellent bathing beach; ripa rian water rights; a bargain if taken imme-diately. Inquire OWNER, 267 Beach st., West Haven, Conn.

A.—A.—
Lots of lots, \$75 to \$1,000 each, all within
two miles of Fort Lee Ferry; some with
hudson River view; instalments accepted. G.
E. M. BUILDING & REALTY CO., Palisade.

APARTMENT houses for sais; little cash required. CHARLES FALL, 1400 Wash-ington st., Hoboken, N. J.

required. CHARLES FALL, 1400 Washington at., Hoboken, N. J.

BAYONNE, N. J.—Baranin on easy terms;
corner property, 1121sk170; 12 large rooms,
2 baths; 2 minutes to Central Railroad;
half hour to N. Y.; best residential section.
For particulars phone Columbus 8400, suite
197.

REAL ESTATE TO EXCHANGE.

to-operative eight-room apartment erside Drive and 115th Street I exchange for a country home SEORGE NEIMAN, 522 Fifth Aver

REAL ESTATE WANTED

NEW PACTORIES.

Two one story brick buildings, modern construction, 75x214, at Bound Brook, N. J.;

4 railroads, all improvements, siding; restricted; sell or lease. PIERCE ESTATES, Bound Brook, N. J.

BUSINESS PLACES TO LET.

Way and Lafayette st. ROBBET F. BONSALL, 261 BROADWAY.

FOR RENT-IMMEDIATE POSSESSION, 21 White st., 30x109, fifth floor (top), 133 West 24th st., 25x109, first lot. 128 Bleecker st., 25x109, fourth left, 13-15 West 20th, fourth left, 50x109, 139 Bleecker st., basement, 25x109, Phone TWNER, Longarte 2722,

APARTMENTS-FURNISHED.

POUR rooms nicely furnished, piane, until September. D 1730 Herald, Wash, Helights, TO RENT-For three years and more in apariment hotel, on Wost 58th st., two bed-rooms, heafler and bath, furnished, Phone Circle 1448.

City, 228 W.-Logarious, rurntshed bacterist apartments, consisting of parter, bedroom and bath; \$30 to \$50 weekly; full hotel ser-

CITY HOME FOR COUNTRY HOME

APARTMENTS-FURNISHED.

FOREST HILLS GARDENS, L. I.
Living rooms up to 15325 ft., Imished as well as the finest homes, 5-4 rooms only, it increases a specific property of the first homes, 5-4 rooms only, it increases a specific property of the first homes for the first homes for the first homes of the

"ALONG THE NORTH SHORE." DANIEL M. GERARD, 1270 Broadway, N. APARTMENTS - UNFURNISHED BARGAIN-House in Jamaica, 7 beautiful rooms, steam heat and bath: \$7,500; take automobile and cash. Bryant 5344.

From Battery to 14th St., Inclusive. automobile and cash. Bryant 3344.
EDGEMERER, famous resort of the city's best
Jewish families: fine corner, 70x100, 10
rooms and three baths, for \$13,500. Phone
Lafayette 4527 for appointment.
SPHINGFIELD, L. I.—Houses and lots, bargains. SCHABEHORN, opposite station.
Telephone Springfield 1817. LOWER 5th av.—10 large rooms, suplex \$400 monthly. Murray Hill 4839.

WASHINGTON SQUARE.—Large studiapartment: NEW ABSOLUTELY FIRE
PROOF house; elevator and hall service
business and social references required.
\$2.000. See Superintendent, on premises.
Van Voorst Apartments, 123 Waverly place

Above 14th St. to 59th St. (Inclusive)

30TH ST., 6 and 8 East.

THREE ROOMS AND BATH, \$50. on 1st floor in the cooperative plan elevator spartment house NO. 17 EAST BETH ST., near 5th av., in the social centre; cash investment \$1,280; the rental value of this 5 room apartment being \$100, the investment is saved in two years. WILLIAM CRUIKS SHANK'S SONS, 85 Liberty st. 5 ROOMS AND BATH, \$75 TO \$105

Above 59th St .- 5th Av. to North River.

CENTRAL PARK WEST, 250-Elegant : room apartment, lower floor, fronting park long lease. Apply superintendent. Phone flyerside, 2550 Riverside 3580.

WEST END AV., 738.—Six large outside corner rooms; all improvements: \$150.

DUPLEN: IMMEDIATE POSSESSION:
CONVENIENT TO 6 TRANSIT LINES
STIT ST. 42 West.—Flevator apartment, tw
rooms, illed batts, parquet floors, fitcher
etts, refrigerstor, perfect ventilation; mate
valet and meal service optional. Superin
tendent, on premises. WILL lease property in need of repairs for alterations. ASSETS FUNDING CO., 567

FACTORIES FOR SALE OR RENT. Washington Heights. Above 125th West of 8th Av.

diate possession. FISCHER, Worth 43 CHOICE Apartments. Choice Clients
MISS RASMUSSEN.
Phone Vanderbilt 4427. 15 East 40th at

Borough of Brooklyn. EASTERN PARKWAY, 955, 1 block su station; 5 cooms and above, corner h all luprovements; American family, a

FOREST HILLS GARDENS, L.

DESK room, very desirable light office, to sublet; first class building; view of the bay; inumediate possession. Telephone Bowling Green 9737, 44 Whitchall st.

LiFTS TO LEASE.

Fireproof building, 31 East 10th st., neat Broadway; 2d and 4th floors, each 44841; 2d elegators, possession February 1, Will, IAM D. KILPATRICK, owner, 149 Eroadway.

LiGHT, bright office is new Saint Denis Offices, centrally located at Broadway and 11th st.; most reasonable rent. Phone DAVIS, Stuyvean 6843.

TWO room office suite; bright, northern exposure; in new Saint Denis Offices; most reasonable rental. Phone DAVIS, Stuyvean 6843.

487 Broadway, cor. Brosine st.; fine, light new as these 8am 5093.

487 Broadway, cor. Broome st.: fine, light offices, 200 square feet up. Apply at building or F. J. GUILFOYLE & CO., 165 Broadway, Cortlandt 7475.

FURNISHED ROOMS TO LET.

A.—A.—Manufacturing lofts building designed for heavy floor loads, 250 lbs. to square ft, size Exist[2]; steam heat, slexificity, elevator; location 266 3d ns., near 27th st., entrance front and rear, will rent whole or part. McCCV, 256 1st av. 2652 Gramercy.

FOR rent, desk room in desirable office, near 5th av. Tel. Bryant 083; s. W. 47th.

LIGHT MANUFACTURING.

Four lofts, 40x100; light four sides; steam heat, large freight clevator, electricity, ENSINEER, 207-209 Kast 49th st. 254 Academy. Owner, NOTE TO THE PUBLIC

OFFICE, facing 5th av., with separate telephone. 126 5th av., room 501. Phone Chelman 7660.

ONE or two offices or deak room, Wilson Building, 33d, orner Broadway; telephone.

BANK ST., 15.—Large, furnished room for light housekeeping; block from subway.

COMFORTABLE rooms; artistle survound-mass gentlemen preferred. Inquire Mrs. E. Building, 33d, orner Broadway; telephone.

1107EL NOMIS, 350-652 West 125th st. Tooms with private bath, \$12 weekly without, \$5 up; every convenience, Telephone Marningsian 649 and 708. diste occupancy; corner 5th av. as at. Phone Madison Square 4218.

WEST 36th (tenn 5th av.) - Very light, attractive loft to sublease at sacrifice; 5,000 square feet, new fireproof building; well known firms as neighbors. Write UNUSUAL OFFORTUNITY, 7358 Breadway.

47TH ST., 29 W. Large basement in excellent business neighborhood, straight kase; immediate possession. Bryant 5295.

SOC THIRD AVENUE.

Store and basement, 2751 Academy, Owner,

Miscellarous.

Miscellarous.

PARLOR and bedroom; happrovements; business people only. Tel. Academy 4907, after a color.

PARLOR and bedroom; happrovements; business people only. Tel. Academy 4907, after a color. * O'COCA.

RIVERSIOE DRIVE, 547-Large, well for-nished room, 2 gentlemen, modern apt., sceriooking Hudson, subseny express. Mena-nished 3753. REBVES.

INTSUAL ROOM REFINED SURROUND-INGS. BUSINESS WOMAN'S APAUT-MENT, MUST BE SEEN TO BE APPER-CIATED GENTLEMAN, REFERENCES, TELEPHONE 6221 CATHEDRAL. A.—A.—Riverside Drive, 468, cor. 119th st.—S or 9 rooms, furnished or unfurnished; high class fireproof building. Tel. Morn. 924; ATTRACTIVE two room suites; telephones, mald service. SUBOREL, 156 W. 65th st. BEALTIFULLY furnished four large outside rooms; complete; Washington Heights; a real home; moderate. Morningside S765. FOR RENT—43 5th av. Corner apartment, 19 rooms, 3 baths, furnished or unfurnished. Apply premises or telephone Rector 255. (6TH ST., 250 West.—Large and small rooms, steam heat, het and cold water; gentlenen only. SCHEURING. 10TH ST., 14 W.—Large room, private bath; gentleman; permanent; referencs.

furti ST., 125 West, and Tist, 57 West, -Fa

TWO to share anartment with 3 adults; prasonable, Phone HERSCH, Church's W.T.